

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, October 29, 2020 20

**CALL TO ORDER:** Mayor Williams called the Riverside, Ohio Special City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

**ROLL CALL:** Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Teaford, present; and Mayor Williams, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Kathy Bartlett, Public Services Director; Gary Burkholder, Community Development Director; Frank Robinson, Police Chief; Dan Stitzel, Fire Chief, and Katie Lewallen, Clerk of Council.

**AGENDA:** Mr. Carpenter stated that there is a revised agenda. The resolution originally addressed one permit number, but there is more than one so all the permit numbers in question were added. Deputy Mayor Lommatzsch motioned to approve the amended agenda. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

**PLEDGE OF ALLEGIANCE:** Mayor Williams led the pledge of allegiance.

**WRITTEN CITIZEN PETITIONS:** Mayor Williams advised citizens to fill out a form or notify via Zoom if they wished to speak about agenda items.

**NEW BUSINESS:**

- I) Resolution No. 20-R-2631 - a resolution objecting to liquor permit number 0766776 held by Blue Nile Entertainment, LLC, doing business as Oddbodys, located at 5418 Burkhardt Road, Riverside, Oh, 45431; and liquor permit number 0765030 held by Blue Nile Investment Group, LLC, doing business as Oddbodys, located at 5418 Burkhardt Road, Riverside, OH, 45431.**

Mr. Burkholder stated that this is somewhat of a complicated case. Blue Nile Entertainment, LLC had filed for a new liquor license and was presented to council in March 2020. At that time, we objected to that permit because of the incidents and reports of the goings on at Oddbodys. Normally, the state notifies the city when a hearing would be set. Because of COVID-19 that date of new permits and renewals that would occur June 1 were pushed back to December 1, 2020. They also moved back the period of time that cities can object to that. There was a renewal from the same group, who also filed for a new permit and they are unsure why that was done. There was also another permit number under Blue Nile Investment Group. He has been in consultation with Jim Miller with the city law director/law firm and with the legal counsel at the Division of Liquor Control. They recommend that both liquor permits be listed. He explained that city council has to pass a resolution on the renewal to object to it in addition to a letter from the law director regarding substantial evidence for the objection. The deadline is November 2, 2020, so he can either email it or drop it off as their location is on the east side of Columbus. They will contact the city when there is a hearing. He has been working with the police department as well as Montgomery County building department as there may be occupancy issues as well.

Mr. Teaford asked about 2020 calls and incidents as they weren't listed. Mr. Burkholder stated they will add it to the file. There will be a pre-hearing with a submission of evidence. The most current incidences will be included. Mr. Teaford stated he is aware of the police being called two or three times with partying and drinking. Mr. Burkholder stated that the State of Ohio will address the new permit and advised the city to object to the renewals. If these are duplicates, then the new permit will most likely be dismissed administratively by liquor control.

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Deputy Mayor Lommatzsch asked what occurs with the police officers when they are called over there. Chief Robinson stated when they are called they look at what violations are occurring and handle accordingly; cars parking in the fire lane are being towed. If anyone is outside drinking they will be cited, but he is not aware of that, yet. Discussion was had on what can be done on the parties in the parking lot and outside drinking. Chief Robinson stated if someone calls them, they will stop what is going on. She asked what they are legally able to do with drinking in the parking lot. Chief Robinson replied they cannot drink in the parking lot; it is illegal. She asked if the person doing the drinking or the establishment gets cited. He stated it is the person doing the drinking. There are things they are able to do when they get called, but they have to catch them doing it.

Mayor Williams asked if there is a large crowd, hypothetically, and the police come, are they able to issue citations and send people on their way. Is that the extent of what they are able to do in a large crowd. Chief Robinson asked if the large crowd would be doing anything illegal. Mayor Williams stated looking at the memo in February by Major Sturgeon, it mostly seems to be activity from the bar spilling into the parking lot: drinking, fighting, fleeing police. What can the police do? The large crowds don't seem to be deterred by what has been done thus far. Deputy Mayor Lommatzsch asked what the limitations are for a crowd under the COVID regulations; they are not allowed to have large crowds she understands. Chief Robinson replied that was a health department issue and not a police department issue. The police cannot enforce the health department mandate. Mayor Williams asked if after other establishments close and Oddbods is not following the advice of the governor, then is the health department the agency that would handle those issues. Chief Robinson replied that is correct; they cannot do anything if there is not an illegal act going on. If 25 people are standing around talking and doing nothing else; the police can't do a whole lot. Inside the establishment there are limits and that is why they were cited several months ago when the police went in there and saw liquor on the table. Discussion was held on businesses continuing to stay open while others comply with mandates. Chief Robinson stated that this objection should take care of that as there will be no reason then to have the parties and the things that go on.

Deputy Mayor Lommatzsch asked if they are disturbing the peace if they can do something about that. Chief Robinson stated if there is a disturbance and partying on or illegal, then the police will take care of it.

Mr. Burkholder stated they will continue to collect evidence and prepare for the upcoming hearing. The code is pretty specific on what can be submitted and zoning violations will most likely not be included, but any type of criminal or citations by the public health department and the Ohio Investigative Unit.

Mr. Denning suggested they have a discussion with the property owner about the tenant and how they are not community friendly, and maybe they can do more in that direction than through the long legal process. They need to go ahead and do both and talk to the property owner as he did repave the parking lot and this business is messing up his property. Any zoning issues would be going to the property owner and discussion needs to be had with him about how bad this is for the community. Mr. Teaford stated the owner lives in California. Mr. Denning stated he was aware, but he has been friendly with the city so maybe it can be worked with that way. Deputy Mayor Lommatzsch asked when they know the hearing date can they take the time and send a letter to residents affected on the street behind and informed them that the city is making positive effort and let them know there is a hearing and the city is doing something. Mrs. Franklin asked if there is a way to be more involved as the legal process may take awhile and they want to curb some of these activities. Mr. Burkholder stated he would be involved with liquor control to follow up on what they are enforcing; they will work with many agencies. Unfortunately, a lot of enforcement agencies have been scaled back with COVID-19; he is not speaking for them, but he spoke with the attorney today and they have 45 objections out of Cleveland so they will be a bit backed up on hearings. This will give the city time to collect additional evidence and organize it. Mrs.



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Franklin stated in Dayton she knows there have been violators and they were shut down and told they could not operate so she doesn't understand where the disconnect is. Mr. Burkholder replied he would like to find out the process and procedure from Dayton and determine if that is an option for the city.

Mr. Denning asked about the nuisance ordinance and if they can use that. They have shut down a home because it was a drug house or it wasn't fit to live in. Maybe they can use that rule as they changed it three or four years ago so it had more teeth and matched state law so the city could close up places that were a nuisance to the community. Mr. Carpenter stated that involved a felony occurring. They want them to come in line with the community, and if they have to close them then they will. Ms. Campbell stated the nuisance is midnight to 7:00 am. She thought there was one for noise as well. Mr. Carpenter stated there was one for noise. Discussion was held on noise and construction noise. Other organizations in the community are playing by the rules and they need this business to do so as well.

Deputy Mayor Lommatzsch motioned to approve Resolution No. 20-R-2631. Mr. Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

WORK SESSION:

I) Retreat Summary:

A) Goals and Objectives – Mr. Carpenter presented some dates for prioritized objectives. He asked council to categorize the objectives that are most important, and to remember the budget next year will be tight due to COVID-19 and that will impact what will be completed.

Ms. Fry stated that the comprehensive plan is listed as having a near term date and she doesn't feel they are close to that. Other goals and objectives listed they know better on what they are doing. As far as plans go, they have not had a discussion on what they have and what they want to keep and what they want to get rid of. It appears that he wants to get moving on the comprehensive plan right away. Mr. Carpenter stated if they want to consider it for 2021 they need to move on it, but if they are going to pay for a consultant, it may be beyond the budget for 2021. Discussion was held on what comprised the comprehensive plan. Plans are in a place where council is able to access. They need to take time and go through the plans and determine what they want to keep and what needs to sunset. They are ready for that discussion, but Ms. Fry feels they are not ready to update the plan until that has been done. Mayor Williams stated that if they select an entity to update the plan, there is at least a six to nine-month window where they will be independently collecting and numerating data for council. They would provide council with proposed plans based on what has been observed in the community along with best practices. This would be done independent on what council and the city wants to focus on. He does not want to wait to begin the process of finding someone to do the work that has to be done outside of the City of Riverside organization on the consultant side to start doing that work for the city; this is what they sorely lack, updated comprehensive planning on land use currently used today and best practices. A professional planner's opinion can present the best and highest use for properties and provide their recommendation. Council can choose to accept it or not. Ms. Fry asked if he is saying a comprehensive plan can be arrived at absent all other data. Mayor Williams replied no, but they can begin the process because of what happens on the other end while they are working towards their internal goals and objectives. She says it sounds like the planner would spearhead efforts to collect data and that council doesn't have to have stuff ready for them and they can move forward. Mayor Williams stated that was correct. The factual data doesn't change based on opinions. Those things have to be collected and numerated so council can make informed decisions.

Deputy Mayor Lommatzsch asked that they put out the RFP for the project to get an idea of what the cost would be. They would also be able to find out from them what the city needs

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to provide. Mayor Williams stated they have opinions and thoughts they can discuss, but it is not going to change the situation on the ground as that is what they need to better identify.

Ms. Fry asked for clarification on what type of analysis they are looking for. Deputy Mayor Lommatzsch replied they want to know what they are going to ask the consultant to do. Mayor Williams stated you want to know what to ask for before going out to seek the company. He added there are comprehensive plans neighboring communities have done they can use and review. They need to look at their own plan and start from there. The consultant is going to ask them what type of outcomes are they looking to obtain and some of those things at the top of that list would be the things they are talking about. Discussion continued on making sure they do the process correctly. Mayor Williams added that a comprehensive plan is not an opinion; it is a 3-D reflection of the community. He would like to hear from a consultant that tells them here is the city we are looking at from the outside, and here is where opportunities are or threats are seen here. They haven't had that and he doesn't want to delay in getting that. Mr. Carpenter stated he has reviewed other comprehensive plans and can send them the links for review.

Deputy Mayor Lommatzsch stated they still have yet to see a proposed budget and it is November. They can do an RFP as that doesn't cost money, but until November 3 comes and see framework of a budget, they are down to 60 days and will need to go into a temporary budget. She does not know where they will get the money for this. They need to see if they have money to do that versus paving streets.

Mr. Burkholder stated they have Airway TIF funds that are over \$100,000 and that money specifically has to be spent in the TIF area. That would be a starting point where they would have capital. They won't have a comprehensive for the whole city, but could start on corridors as business nodes and build around that. They also have TIF money at the Center of Flight as well. He agrees with the RFQ relative to the corridor planning. He did review the land use plans they had and took them to MKSK to do a quick review so they would have an inventory and not reinvent the wheel. They haven't had time to follow up on that due to other activity within the city, but he is going to call them to have discussions and put out an RFQ, and ask them their initial impression on what the city has and a direction they should possibly go. They are also reviewing individual sites like the MTC building; and, Lori is reviewing various grant opportunities. Progress is being made with limited staff.

Mrs. Franklin asked if they could use the TIF money for a smaller comprehensive plan for what the TIF would cover. Mr. Burkholder stated they could go to a landbank planning grant, which they can get up to \$50,000 with the city putting in 25%, \$12,500, they could use that in the non-TIF areas and break it out for accounting and accountability and then use the TIF money. The areas in the corridor that don't fall in the TIF area could use the money from the land grant and city contribution so they can get the whole corridor or at least the main parts. That was his hybrid of landbank money, city money, and TIF money to put them in a plan with varying funding sources to have that nucleus and build off of that. Once the zoning administrator gets on board, there will be a lot in economic development. The RICE commercial area wants to make an application to the planning commission for development.

Ms. Fry stated they need to get rid of some of the noise; they have a backlog of plans and they have goals to update new plans. They need to do some house cleaning so they can say when future councils are talking the same issues it isn't a nagging thing hanging out there. They need to decide on some things, internally. Discussion was held on older plans and making decisions on the plans that exist and what they need or do not need. Mr. Teaford stated that when he first came on they were just going in circles and that Sara has good information from years ago. Somehow a lot of information has been lost. Mayor Williams stated a good comprehensive consultant will take their plans and use those as they need to so that the final product is one plan. Deputy Mayor Lommatzsch asked if they will be putting out an RFQ/RFP. Mr. Carpenter confirmed they would and they will get some samples, edit



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for the city needs and that would take about six weeks. It was determined that December 15 would be their deadline for identifying a consultant.

Mr. Carpenter stated he wanted to go to some later objectives: zoning and code enforcement, and long-term personnel strategy for all the departments. Mr. Denning discussed lighting issues in the community and what they are able to do. He stated they need to decide on how and what they want to do as a council. Ms. Fry stated within the list of objectives there are things in various levels of formation. Some items like the comprehensive plan are ready to go while others are in their infancy. She suggested the things they want to commit to for 2021 are the things primed and ready to go and the council puts those on the city manager's plate. Things that still need formulation then would be put on council's plate. They address that in their work sessions and engage with the community so they can try to cue up items over 2021 to put on the city manager's plate in 2022. Mrs. Franklin stated that with a program like the lighting they could just tell the city manager they want to see a program like this come about in the next 12 months and then it would be up to them to look at the resources to get to figure out what they could do. He could then come back with various plans they have looked at. Deputy Mayor Lommatzsch stated that people can get their neighborhood lit up now so what would the manager need to put together. Mrs. Franklin stated it could be where they create the program, "Light Up Riverside", and post it on the website to have information that is already used. It is to make the information available to the public. People often don't know how to do things they may want or need.

Ms. Fry stated she disagrees with the format of the evening and the attempted format the other day. She thinks the city manager is really after the polling of the list to something they can afford to do and throw it out there and asking them open-endedly to discuss each of the things will not result in a polling of the list. They need to figure out a different way of approaching it. Safety was a topic she threw out last time and that is what she was getting at. She would like to see the council take on as a mission to prepare for something for city manager to do later on. She wants them to take on an objective of looking at safety in the city and digging into that topic on what it means to residents and where do they fall short, what can they do better. Mr. Denning asked if that is what the health and safety commission does. Ms. Fry stated maybe they need to be giving health and safety some requests for digging into certain things more deeply. Mr. Denning replied that is a perfect topic for them. He suggested they perhaps get a survey of what that means as safety is different for people based on age, where they live, etc.... Ms. Fry added they need to start asking the questions of the community. Ms. Campbell suggested cameras. She added that perhaps they start in the worst places a section at a time and try to get that part cleaned up from crime.

Mr. Carpenter stated they had some goals and objectives that came out of the retreat and he didn't want to move on and dismiss these items. There is not a lot of money to do all of these, but if there is something that is important like the comprehensive plan that was mentioned, it will cost some money. He wants council to let him know if there are things they want to do so they can get it into the budget as best as they can or if there is something council is willing to deficit spend for then that can be part of the conversation. Ms. Campbell mentioned cameras again to prevent crime and that she thought the city would get a percentage of funds from the company providing cameras. Deputy Mayor Lommatzsch stated that was for traffic cameras and that the city would not get a lot of money. Discussion was held on the previous presentation about traffic cameras and state law. Mr. Denning suggested they do a program where people can register their cameras so if any crime occurs they can let the police know they have video cameras. It needs to be positive and made part of the community showing they are helping each other.

Mr. Carpenter stated his personnel strategy is really an overall department analysis. This would be hiring someone from an outside view and taking a look at the organization. Ms. Fry asked if they would take into consideration the income of the city. Mr. Carpenter stated they could make that part of it. The city would define what they want to do as far as metrics like increase response times or have more police patrols, they would give them the

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information on what they want to do and the city would get an analysis that indicates what their level is and here is what it will take to get to the next level. Ms. Fry replied they cannot afford things the way they are. Mr. Denning commented that would then give them the story to tell the public. If they want a certain level of safety then they need to add ten police officers. Ms. Fry stated she looks at it the other way as far as if this is what the public is willing to ante up, then this is the level of service that affords them. They don't tell them that. Mr. Denning added that is part of the story, too. Deputy Mayor Lommatzsch stated they have told them a story before and educating is the issue; trying to get them to read or to log on. Ms. Fry stated they don't; they want to tell the rosy picture like with the road levy. When citizens here they may get nicer roads, they don't tell them the roads are going to get really bad. They don't like to belabor the downside. The residents don't really know what they are saying 'no' to when they don't understand how bad it is. Deputy Mayor Lommatzsch asked how else can they do that and inform the public. What else can be done? Ms. Fry stated when they ask, "if we don't pass this levy, what will happen," the answer that was given and was consistent, "we will continue to pave the streets as best we can as the budget allows." That does not paint the dire picture. Deputy Mayor Lommatzsch stated she heard they would not be paving streets next year. Mr. Denning commented they never said that. Deputy Mayor Lommatzsch and Mrs. Franklin both stated Kathy said that. Mr. Carpenter stated that the funding is for the wall next year. He added that the city gets complaints all the time about paving their street. In the last four years, what they have done is not enough. That is where he assumes it is a given they may get their street paved and they may not. They will do as much as they can, sometimes three streets and sometimes four streets; 70% of the streets are in poor condition; that is over 200. He stated he may not do a good job explaining the math as he takes it as a given. If they want streets paved; it will cost them money.

Ms. Fry stated it is not just the streets; they need to add on multiple sources of revenue: fire department, storm water, etc.... and if they don't succeed in any of that, then what does Riverside look like in five years. She does not think anyone has a clue of what that picture looks like. That needs to be a part of any personnel projections. Mrs. Franklin stated they have done that with code enforcement. If they want it in more places, one person can only do so much. To increase that number or reach more neighborhoods it will take additional people. They talk about it, maybe not as much. She discussed the road levy and how much in distance one mile of repair costs. In talking with residents, she shares that repairs need done now or they will cost more next year. She said the posts on Facebook by others make it confusing. Mr. Denning commented that people just make stuff up and post it. Mrs. Franklin added they can just keep telling the same story over and over. Deputy Mayor Lommatzsch stated they have been telling the same story for four years. Mrs. Franklin commented they have a revenue issue, not just roads. To make anything better, it has to start at revenue. Council has to make the decision. She hopes people vote for the road levy, but if they don't, they need to keep moving forward and figure out ways to generate revenue for all the other things that are lacking. Ms. Fry stated that when it comes to a school levy, they list things that will be cut if they don't have funds, but as a city, they don't deliver that message. Mrs. Franklin stated the city manager delivers that message. Mr. Carpenter stated from his position it has been told they will pave streets so if council is supportive of not paving streets, then they aren't going to pave streets. Deputy Mayor Lommatzsch agreed that is what he has been told for years. There are things the city does that legally cannot be cut; citizen's pay for the police, pay for fire. Looking at the 10 cents on every dollar they get to run the city, this financial issue isn't new. Mr. Carpenter stated in recent history he was to balance the budget; he wasn't to pave streets. Then, he was told they are going to spend \$350,000 to pave streets so positions were not filled. That is a mixed message. Ms. Fry stated it was neither here nor there. To her, they have this much money to offer this much service over time. What they do over a particular year is irrelevant when talking about obligations. Deputy Mayor Lommatzsch stated they do not have an obligation to paving the street in front of your house. They have an obligation to thoroughfares. She is not saying, morally, they don't have an obligation, but only legally. Ms. Fry stated there are two levels of obligation: overall maintenance and legal. She is not interested in picking some level of service that is above and beyond if they haven't met the level of service they are obligated to.



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Mr. Carpenter stated he took her comment as he was not telling the level of consequences if the levy does not pass as his answer is they will do as much as they can. Ms. Fry replied they have not told him to stop doing that. Discussion continued about the long-term personnel strategy. Ms. Fry added she thinks it is unrealistic to spend money on a consultant to attain a level when they know they can't even attain the current level. Mr. Carpenter stated the value now would be to say this is the expectation at this level of staffing because staff's position is that we have all these things happening and something gets put on the side like the Vacant Property Ordinance. They wanted to get that moving and other things have happened and took priority and that got put to the side because there are only so much staff and so many hours. They feel maximized, but the level of expectation is up here. Social media says we aren't doing anything, but maybe this is justification. Ms. Fry stated she feels like they need to be able to address that this is the level of service at this level of funding.

Discussion was held on getting the fire department up to full-time and the time it would take to get to that level. Mr. Denning stated he thought it was part of what they were trying to get to. He discussed the cost of 12 more police officers and what that would get them. Ms. Fry stated she hears from the public that they are spending money the wrong way that they aren't spending the general fund on their roads and they don't need to give them more money. To her they need to take a realistic look at the right staff for fire, police, and are they misinterpreting what the needs of the community are because that is money they have discretion over. There are departments that compete over money. Mrs. Franklin stated there is a minimum for police and fire. Discussion was held on levies for police and fire and should they let the older ones go and get new ones. Ms. Fry stated if the goal is to outline a long-term personnel strategy, it is not taking the distribution of the departments they have and leveling up or down; it is also looking at how the money is allocated in those departments. It is talking about the relationship between the revenue and what they get for that revenue. Mr. Carpenter mentioned how much they heard about code enforcement and how they have one guy who does incredible work; then they hear they aren't doing a good job. He would welcome an outside observer to come in and review what they are doing. He believes it would be justification and it would have value for someone to look at the organization and the production they have. If the public has input on service, then the city would be able to tell them how much it would cost.

Mr. Carpenter stated he would like to continue the conversation and at the work session in November they will present some numbers to council and some of this can come up during that conversation.

**B) Service Department** - Ms. Bartlett stated she has put together for her department what is inline with the CIP. She stated there have been a number of changes in the gas tax, permissive tax, motor vehicle tax...she will provide pages to update their CIP notebooks. Nothing much has changed on the 703 Capital Equipment budget. The need to replace a 2006 dump truck; they are putting \$5,000 - \$10,000 in repairs each year. The 702 Capital Infrastructure is made up mostly of gas tax and motor vehicle tax some of which goes into 202. This has a lot of maintenance things and minor upgrades as needed: guard rails, signage. Next year, she would like to tackle a thoroughfare or two and those signs are more expensive than plat signs. They have Needmore mill and fill construction with their share on that being \$166,500 that is if they get the OPWC grant. She reviewed the different projects and needs for next year. She stated they have an \$80,000 piece of equipment for Durapatch that they have not used for three years because they don't have the manpower to use it. She also has a figure for the Harshman Wall seven-year fix that she needs to give a presentation to council based on the study ChoiceOne did. The \$150,000 is the cheapest of all the alternatives they looked at; it is not the safest, but the next safest in their recommendation is \$775,000. Then, she has staffing issues. Two seasonal workers would allow them to get the Durapatch equipment out; a part-time admin person is needed as they are getting swamped with paperwork and Pam cannot keep up with her department along with her other duties. She needs someone dedicated to public service to help with grant paperwork, APs, and payroll that Jay is currently doing. She also has herself going to full-

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time beginning in January because she has been working 40-hours/week and only getting paid for 32 hours. She would like to have an engineering tech overlap Jay until May, which will be \$50,000 that will only occur in 2021. She would like to keep Jay on for maybe \$10,000 depending on relying on Kevin and others for the history and things that Jay knows so much about. The total for that fund matches exactly what was estimated that Mark gave her for this coming year. She reviewed her organizational chart without the street levy. She pointed out that two of her workers need to be bumped up to inspectors because next year they are going to have E. Springfield, Valley Street, and Needmore all under construction, which will take legwork and the engineering technician will not be able to do all that work. In 205 State Highway funds, they are going to get \$107,000, but she plans to use only \$88,000 because they need to save for the Urban Paving Program done by ODOT. They will have to pay 20% and she wants to make sure they have enough to pay the city share. Lastly, is the 209 Permissive Tax fund, they have Lynnhaven plat engineering that needs done, Woodman/US 35 to Eastman engineering; she found out today they did make the cut for the MVRPC 30-year plan and all of the Woodman phases are in the plan. This leads the way to getting applications approved. They will know about the first section in January. They also have Needmore engineering and Valley Street mill-and-fill construction, \$40,000 has to be put down as the city share with the rest as grants and 0% loans. They also have Community Drive overlay under construction next summer. She has needs for people, but she has a way for paying for it.

**C) Community Development** – Mr. Burkholder stated he has covered a lot of things he would like to see with staffing being one of them. They have talked about the storm water management plan; it is a priority to get Montgomery County soil and water on board, \$25,000, two separate payments. He and Kathy have talked as Jay does some of the outfall inspections and that is something soil and water can pick up as one of their provided services, plus they have technical services. Ms. Fry stated she did not understand getting soil and water onboard. He explained it was the soil and water district of Montgomery County; it is their expertise and planning. They manage storm water throughout the county and deal with erosion. He stated they would have contractual services from them based on population and would like to see that \$25,000 in the budget. They have talked briefly about Wright Point as far as taking out of the general fund, revenue for this space; the city would be a tenant, which is good to show on rent rolls if down the road they decide they want to sell the buildings. They need to show they were a paying customer, then. These are policy changes they need to have for Wright Point. They need the revenue as they list tenants because they have a commission to pay, and they would have to have improvements for the tenants like roof improvements, upgrades to HVAC systems. These are policy changes that need to be made if they want Wright Point to be successful and profitable business. One of them would be not transferring revenues from Wright Point into the General Fund. He added if Wright Point is going to stand as an independent profit center then they need to run it like a business. Regarding the vacant property ordinance, he will recommend two fees per year rather than one. They are looking at updating other fees for the city, just haven't had a chance to get to them. He stated they would like to have more time to apply for more grants. Lori is already working on some of those, but the more the better.

Mr. Teaford asked what the city is going to do about the Stumpff property/Salmons property that went to court and the city won all the battles. Mr. Carpenter stated he checked with legal and found nothing was filed. If they have to go on to the property, they need to know the manner they can do that legally in order to have them get rid of the junk yard. That is where they are at the moment. Mr. Teaford stated that Mr. Stumpff had created a two-car garage illegally on his property and she cited him, but council has not heard back. Mr. Burkholder replied nothing has been done on that. They have other enforcement actions that may be forthcoming. He is also concerned about variances. He is taking a pro-active approach towards code enforcement, but some of those people will appeal to BZA. Some may be justified while others need a stricter interpretation. If the city prevails, then they need to go to the next phase in the law and find out how to enforce those. He has been to court twice prior to COVID-19 to establish a good working relationship with the courts and the judge



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gets to know Riverside. They have other violations they want to take in, but the court isn't hearing those cases right now. He stated that the code enforcement officer is being thanked by people for his efforts. Rob has cited 856 violations so far this year and he began in April; last year there were a total of 806 cited violations for the whole year. Mr. Teaforde added that he has heard comments of Rob being seen and talking with people; not all of it is negative. Mr. Burkholder stated that they try to work with people when they can.

Ms. Fry asked about grants that have not been pursued due to staffing. Mr. Burkholder stated if they had more staffing it would free up some of his and Lori's time. Once they shift the burden of Wright Point not only the listing but management with Colliers, which is a separate contract that would free up their time. They wanted to apply for an energy savings item throughout the buildings, some window tinting, and some HVAC challenges. That had to be done by the end of the year or in November and there was no way they could put that entire project together. He complimented the service department as all those grants do make a big difference. They have to also have matching funds to do that. If they had another staffing person, someone could help the zoning administrator and code enforcement. That would help in both areas and give redundancy. As they have experienced, when the zoning administrator is not here, it has a detrimental impact on the ability to get permits done and economic development. He explained how using IBI engineering firm for review on Flying Ace that bill will go back to Flying Ace to be paid. Using them freed up their time and provided an engineering level of review on those developments. This helped to identify issues that needed to be talked about prior to approving the development and will result in better development for the city. Ms. Fry stated he touched on wanting to pursue grants for the future, does he have a ballpark as to what that might yield. He stated the land grant with the landbank would be one example. He needs time to do that so they need manpower. She asked what amount of grant money that would yield. He stated he does not know how much it would yield. Right now, with the manpower, if the goal is to have more code enforcement, to have a vacant property listing to get rid of zombie properties and do demolitions; then they need an extra person. They are missing out on opportunities because they don't have staff. Mr. Denning stated if he could say they were going to receive say \$200,000 a year in grants then council giving him permission to hire a \$50,000 - \$75,000 person, then there is a positive cash flow there. Deputy Mayor Lommatzsch stated you can't pay a person out of the grant money. Mr. Carpenter stated a new opportunity arose for Brownfields and they wanted to get into that game and make sure they were eligible. He did not know the dollar amount, but he stated it would be substantial. Ms. Fry stated she thought he was phrasing it in such a way that if they added manpower then they would be able to get additional revenue. Mr. Burkholder stated it was over \$100,000 on this energy thing alone that they would get a tax credit. There was not enough time to get it to the legislative body to have the two readings to move forward with that. The other option is to also have the engineering consultants write the grants for you so you can get that throughput.

Deputy Mayor Lommatzsch stated it has been on the wish list of council for years to have a grant writer. That works wherever they need to be. The problem with the grants is they can't pay for the person out of the grant money. They can only do the service they are applying for. It would be ideal if they had a grant writer. She added they had some figures at one point of what that staffing level costs; they might consider a half-time grant writer. Mr. Burkholder added that grants are wonderful, but they need matching capital.

**COUNCIL MEMBER COMMENTS:** Ms. Campbell asked if there was a problem at the Christy Club or what was that about. She stopped in there when they opened back up as she knows the girl that works there. She showed her around the remodeling and the patio with the social distancing. She is good at running that place. Mr. Teaforde stated on Saturday nights he notices the patio area was packed with 100 – 150 people and they were not social distancing. Ms. Campbell asked if motorcycles were out there. Mr. Teaforde replied of course. Ms. Campbell stated they gather once a year and get donations for this or that. She stated she has the whole back side. Mr. Teaforde commented they were in that whole patio area before she put the curtains up so no one can see. They have had problems every weekend

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with lots of people there. Ms. Campbell stated she is pretty good about keeping the rules. Mr. Teaford stated he does not know what is going on inside, but outside is way too many people. Ms. Campbell stated the inside was nice when she was up there and everything was spaced out right.

Mrs. Franklin stated that Tuesday is elections and if people haven't voted to go out and do so. The levy is on the ballot and she would love to see it pass, but everyone has to vote the way they need to vote. She found out this week that a friend of hers mother has dementia. She said her mother could not vote. That did not seem right, but she looked at the disability act and the mental capacity act for voting. She found if you take care of a person of family member or friend, check those rules because on the Alzheimer's page they are allowed to vote. She stated a person is allowed to have someone come with them to the polls and help them if they need help voting. People can help with the process of the computerized systems. She encourages people to look at the disability act and be informed of the voting rights.

Mayor Williams thanked all the people who take time to be poll workers especially in 2020; they don't realize all the work that goes into it so people have a voice. He stated like at the Christy Club you take a risk going in without a mask; poll workers are serving their community and country in making sure they have access to the ballot.

Deputy Mayor Lommatzsch stated she has been a poll worker many times and they can assist, too. She had read ballots for people, but I didn't realize that about the medical so it was information she had not heard. She asked the mayor if they could recognize Tony Rodgers who was named the Ohio Clerk of the Year for the city of Huber Heights. He is on the Riverside Planning Commission and has been active for a long time. She asked for a proclamation to be honored as the statewide clerk of the year. She encouraged people to get out and vote. They all care about Riverside and do not want their vehicles to be damaged. She knows people have financial issues to deal with, but it is investing in the city and homeowner property to maintain the roads in front of the houses.

Ms. Fry stated that on Tuesday the polls open at 6:30 am and close at 7:30 pm. Early voting everyday from now until election day. If you can't get there on Tuesday, there is plenty of opportunity. She asked people to please wear their masks and protect the poll workers.

Mr. Denning asked citizens to go out and vote. He also wished everyone a Happy Halloween and reminded people that Saturday is beggar's night and to be safe and social distance if possible. It is from 6 pm – 8 pm. Deputy Mayor Lommatzsch added the haunted house is open this weekend. Mr. Denning stated it is Friday and Saturday, only, both nights until midnight.

**ADJOURNMENT:** Mr. Denning motioned to adjourn. Mr. Teaford seconded. All were in favor; none were opposed. The meeting adjourned at 8:29 p.m.

Peter J. Williams, Mayor

Clerk of Council